



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

### CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 29, 2012

Agenda Item 1

**SUBJECT:** 121 Newport Center Drive LLA - (PA2012-084)  
121 Newport Center Drive  
▪ Lot Line Adjustment No. LA2012-004

**APPLICANT:** Stantec Consulting Services, Inc. – Jim Steines

**PLANNER:** Javier S. Garcia AICP, Senior Planner  
(949) 644-3206, [jgarcia@newportbeachca.gov](mailto:jgarcia@newportbeachca.gov)

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### **ZONING DISTRICT/GENERAL PLAN**

- **Zone:** PC-56 (North Newport Center)
- **General Plan:** CR (Regional Commercial)

### **PROJECT SUMMARY**

A lot line adjustment to adjust and reconfigure the boundary lines of three contiguous parcels to accommodate new site improvements and the construction of a new commercial building. The land area of the three parcels will be redistributed and generally taken from one parcel and added to the contiguous parcel. The parcels involved are Lots 14, 17 and R-2 of Tract No. 6015. The parcel designated for the new commercial building will be addressed as 121 Newport Center Drive. There will be no change in the number of parcels. The parcels are located within Fashion Island Regional Shopping Center.

### **RECOMMENDATION**

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. 2012-\_\_\_\_ approving Lot Line Adjustment No. LA2012-004 (Attachment No. ZA 1).

## **DISCUSSION**

- The subject properties are located within the Fashion Island Regional Shopping Center bounded by the Newport Center Drive ring road. The area in the vicinity of the project site is developed with commercial uses and professional office uses in and around Fashion Island and Newport Center.
- The General Plan designates the three sites as CR (Regional Commercial). The CR land use category is intended to provide for a range of retail and service uses developed in the Fashion Island/Newport Center Area oriented to primarily serve the needs of and maintain compatibility with residential uses in the vicinity and the visiting public. The proposed new commercial pad and building will be consistent with this land use category.
- The project is compatible with existing and allowed uses within the regional shopping center. Other uses in the regional shopping center include restaurants, service uses, department stores, and retail uses including a grocery store.
- Proposed Parcel 1- 121 Newport Center Drive- The area of the existing Lot 14 lies northerly of 101 Newport Center Drive (Macy's Department Store). The proposed lot line adjustment will move the interior lot lines between Lots 14 and 17, swapping land between the two parcels. The established reconfigured parcels will accommodate a new commercial building pad (to be designated as 121 Newport Center Drive); and allow for realignment of drive aisles, parking spaces, and traffic circulation within the Fashion Island Regional Shopping Center. The proposed lot line adjustment will result in a parcel size of approximately 0.866 acres.
- Proposed Parcel 2- The adjustment of the lot lines of Lot 17 Tract 6015 with Lots R-2 and 14 and would result in a net decrease in area to approximately 11.402 acres. This parcel is occupied by site improvements, parking lot and drive aisles.
- Proposed Parcel 3- The existing Lots R-2 and 17 of Tract 6015 are occupied by parking lots, site improvements and drive aisles. The reconfiguring of the lot lines of the two parcels will establish parcel lines that encompass the area around the existing two-level parking structure and other site improvements. The proposed lot line adjustment will result in a parcel size of approximately 4.168 acres.
- The application as proposed will not change the number of existing parcels and does not extend beyond the boundaries of the original Tract 6015.

## **ENVIRONMENTAL REVIEW**

The project qualifies for Class 15 (Minor Land Divisions) categorical exemption, Section 15315 of the California Environmental Quality Act because it is a minor lot line


adjustment that will reconfigure the parcels and will not cause a change in the number of parcels.

**PUBLIC NOTICE**

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development within ten (10) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:

  
\_\_\_\_\_  
Javier S. Garcia, AICP,  
Senior Planner

BW/jsg

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Application and Supporting Information

# **Attachment No. ZA 1**

Draft Resolution

**RESOLUTION NO. ZA2012-\_\_\_\_\_**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2012-004 TO ADJUST THE BOUNDARIES BETWEEN PARCELS DESIGNATED AS LOTS 14 (121 NEWPORT CENTER DRIVE), 17 AND R-2 OF TRACT 6015. (PA2012-084)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Stantec Consulting Services, Inc., representing the Irvine Company, with respect to properties located at Lots 14 (addressed as 121 Newport Center Drive) and R-2 of Tract 6015; and a portion of a lot utilized as parking lot and legally described as Lot 17 of Tract 6015, requesting approval of a lot line adjustment to reconfigure the parcels.
2. The applicant proposes a lot line adjustment to establish a building pad for the construction of a new commercial structure. The proposed lot line adjustment will move the interior lot lines to enlarge Lot 14 of Tract 6015 which lies adjacent and northerly of the Macy's Department Store and includes taking land from one lot and adding it to the other. Existing parking drive aisles or traffic circulation in the immediate area will also be realigned.
3. The lot line adjustment increases the area of the existing 121 Newport Center Drive parcel (proposed commercial pad) to 0.886 acres (Proposed LLA Parcel 1).
4. The area of the existing Lot 17 (Parking Lot Parcel) is acres 17.64 acres and the proposed lot line adjustment would decrease the size to 11.402 acres (Proposed LLA Parcel 2).
5. The boundaries of the existing Lot R-2 (Site Improvements Parcel) will be reconfigured to encompass the existing two-level parking structure (addressed as 1101-PS Newport Center Drive). The area would be increased to approximately 4.168 acres (Proposed LLA Parcel 3).
6. The subject property is located within the CR (Regional Commercial) Zoning District and the General Plan Land Use Element category is CR (Regional Commercial).
7. The subject property is not located within the coastal zone.
8. A public hearing was held on August 29, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code.

Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

## SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Lot Line Adjustment has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations). The project consists of minor alteration in land use limitations in areas with an average slope of less than 20 percent which does not result in any changes in land use or density. The Lot Line Adjustment will not result in the creation of a new parcel.

## SECTION 3. REQUIRED FINDINGS.

### *Lot Line Adjustment*

In accordance with Section 19.76.020.I of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a lot line adjustment are set forth:

### Finding

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

### Facts in Support of Finding

1. The proposal is consistent with the General Plan since the lots are for regional commercial retail and service uses and parking lots that support the commercial use, which are permitted uses in this area.
2. The adjusted lot lines of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
3. Public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.
4. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values.

Finding

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding

1. The project site described in the proposal consists of legal building sites including Lot Nos. 14, 17 and R-2 of Tract 6015. The proposed lot line adjustment will move the interior lot lines between three legal lots.
2. The land of the existing lots will be redistributed to accommodate the construction of a new commercial building. There will be no change in the number of parcels.

Finding

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

Facts in Support of Finding

1. The proposed lot widths and lot sizes are consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the North Newport Center Planned Community District Regulations.
2. The parcels proposed to be created by the lot line adjustment comply with all applicable zoning regulations and there will be no change in allowed land uses, density, or intensity on the properties.
3. The existing and proposed development on the parcels will comply with the Zoning Code development standards and North Newport Center Planned Community District Regulations.

Finding

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding

1. Adequate access to all of the reconfigured parcels is provided within the Fashion Island Regional Shopping Center.
2. That the design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed

development. All easements that currently exist will be continued either by inclusion of the lot line adjustment documents or by separate instrument.

Finding

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding

1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any street for any parcels included in the lot line adjustment since there are no alleys located within or near the subject parcels.

Finding

- F. *That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding

1. The final configuration of the parcels does not result in a requirement for revised setbacks since the lots as proposed will comply with street side setback requirements. The setbacks shall continue to apply to the realigned parcels per the Zoning Code development regulations and the North Newport Center Planned Community District Regulations in the same way that they did to the previous parcel configuration. Therefore, the lot line adjustment does not result in the reduction of any existing street side setbacks.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2012-004 subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective ten (10) days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivision Code, of the Newport Beach Municipal Code.



**PASSED, APPROVED AND ADOPTED THIS 29<sup>th</sup> DAY OF AUGUST, 2012.**

By:

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Brenda Wisneski, AICP, Zoning Administrator

DRAFT

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

1. *Lot Line Adjustment No. LA2012-004 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.*
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
5. Property corners shall be monumented by a licensed Land Surveyor or registered Civil Engineer authorized to perform surveying by the State Board of Civil Engineers and Land Surveyors (Pre-1982 with numbers prior to 33,966). Surveyor or Civil Engineer to submit a "Corner Record" or "Record of Survey" to the County Surveyor.
6. All applicable Public Works Department plan check fees shall be paid prior to review of the lot line adjustment and grant deeds.
7. Prior to recordation of the lot line adjustment, grant deeds indicating the changes in titles of ownership should be submitted to the Public Works Department for review and approval.
8. The lot line adjustment and grant deeds reviewed and approved by the Public Works Department should be filed concurrently with the County Recorder and County Assessor's Offices.
9. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Division.
10. All improvements shall be constructed as required by Ordinance and the Public Works Department.
11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and

expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of 121 Newport Center LLA including, but not limited to, Lot Line Adjustment No. LA2012-004 (PA2012-084). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

# **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



Lot Line Adjustment No. LA2012-004  
PA2012-084

**121 Newport Center Drive**

# **Attachment No. ZA 3**

Application and Supporting Information

**Recording**

Requested by and Mail to:  
City of Newport Beach  
Public Works Dept  
Attn: Subdivision  
3300 Newport Boulevard  
Newport Beach, CA 92663

**City of Newport Beach****Lot Line Adjustment/Lot Merger  
Application**

Address(es) or Property Involved: 121 Newport Center Drive, Newport Beach, CA

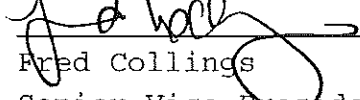
**Owner(s) Affidavit**

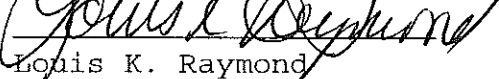
I (We) hereby certify under penalty of perjury that 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) I (We) have knowledge of and consent to the filing of this application, 3) the information submitted in connection with this application is true and correct; and 4) I (We) consent to the recordation of these documents.

**RECORD OWNERS:**

PARCELS 1 AND 2

THE IRVINE COMPANY LLC, A Delaware Limited Liability Company

By:   
Fred Collins  
Senior Vice President,  
Leasing

By:   
Louis K. Raymond  
Assistant Secretary



NOTE: Each of these signatures must be notarized, using the appropriate Jurat attached and completed by a Notary Public.

Approved for Recording CITY OF NEWPORT BEACH

City Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

ACKNOWLEDGEMENT

State of California

County of Orange

On June 22, 2012 before me, L. Woodward, a Notary Public,

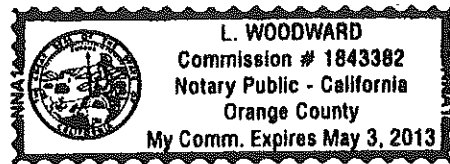
personally appeared Fred Collings and Louis K. Raymond, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

L. Woodward





**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**LEGAL DESCRIPTION**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

**PARCEL 1:**

THOSE PORTIONS OF LOTS 14 AND 17 OF TRACT NO. 6015, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH, 293.92 FEET" IN THE NORTHWESTERLY LINE OF SAID LOT 14 OF TRACT NO. 6015,

THENCE, ALONG SAID CERTAIN COURSE, NORTH 40°08'52" EAST, 293.92 FEET TO THE NORTHERLY TERMINUS OF SAID COURSE AND THE POINT OF BEGINNING,

THENCE, CONTINUING ALONG THE NORTHEASTERLY PROLONGATION OF SAID COURSE, NORTH 40°08'52" EAST, 175.27 FEET,

THENCE, NORTH 49°50'41" WEST, 218.15 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 17 OF TRACT NO. 6015.

CONTAINING AN AREA OF 0.866 ACRES, MORE OR LESS.

**Stantec**

**STANTEC CONSULTING INC.**  
 19 TECHNOLOGY DRIVE  
 IRVINE, CA 92618  
 949.923.6000

stantec.com

EXHIBIT "A"  
CITY OF NEWPORT BEACH  
LOT LINE ADJUSTMENT NO. LA 2012-004  
LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

PARCEL 2:

LOTS 14, 17 AND R-2 OF TRACT NO. 6015, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 14 AND 17 OF TRACT NO. 6015, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH, 293.92 FEET" IN THE NORTHWESTERLY LINE OF SAID LOT 14 OF TRACT NO. 6015,

THENCE, ALONG SAID CERTAIN COURSE, NORTH 40°08'52" EAST, 293.92 FEET TO THE NORTHERLY TERMINUS OF SAID COURSE AND THE POINT OF BEGINNING,

THENCE, CONTINUING ALONG THE NORTHEASTERLY PROLONGATION OF SAID COURSE, NORTH 40°08'52" EAST, 175.27 FEET,

THENCE, NORTH 49°50'41" WEST, 218.15 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 17 OF TRACT NO. 6015.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 17 OF TRACT NO. 6015, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "EAST 295.00 FEET" IN THE NORTHEASTERLY BOUNDARY OF SAID LOT 17 OF TRACT NO. 6015,

THENCE, ALONG SAID NORTHEASTERLY BOUNDARY OF SAID LOT 17 OF TRACT NO. 6015, THE FOLLOWING COURSES:

ALONG SAID CERTAIN COURSE, SOUTH 49°51'08" EAST, 295.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3842.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 43°49'30" WEST,

SOUTHEASTERLY 246.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'32" TO A RADIAL LINE WHICH BEARS SOUTH 40°08'58" WEST AND THE POINT OF BEGINNING,

THENCE, ALONG SAID RADIAL LINE, SOUTH 40°08'58" WEST, 417.76 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 17 OF TRACT NO. 6015.

CONTAINING AN AREA OF 11.402 ACRES, MORE OR LESS.

EXHIBIT "A"  
CITY OF NEWPORT BEACH  
LOT LINE ADJUSTMENT NO. LA 2012-004  
LEGAL DESCRIPTION

SHEET 3 OF 3 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

PARCEL 3:

THAT PORTION OF LOT 17 OF TRACT NO. 6015, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "EAST 295.00 FEET" IN THE NORTHEASTERLY BOUNDARY OF SAID LOT 17 OF TRACT NO. 6015,

THENCE, ALONG SAID NORTHEASTERLY BOUNDARY OF SAID LOT 17 OF TRACT NO. 6015, THE FOLLOWING COURSES:

ALONG SAID CERTAIN COURSE, SOUTH 49°51'08" EAST, 295.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3842.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 43°49'30" WEST,

SOUTHEASTERLY 246.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'32" TO A RADIAL LINE WHICH BEARS SOUTH 40°08'58" WEST AND THE POINT OF BEGINNING,

THENCE, ALONG SAID RADIAL LINE, SOUTH 40°08'58" WEST, 417.76 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 17 OF TRACT NO. 6015.

CONTAINING AN AREA OF 4.168 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION.

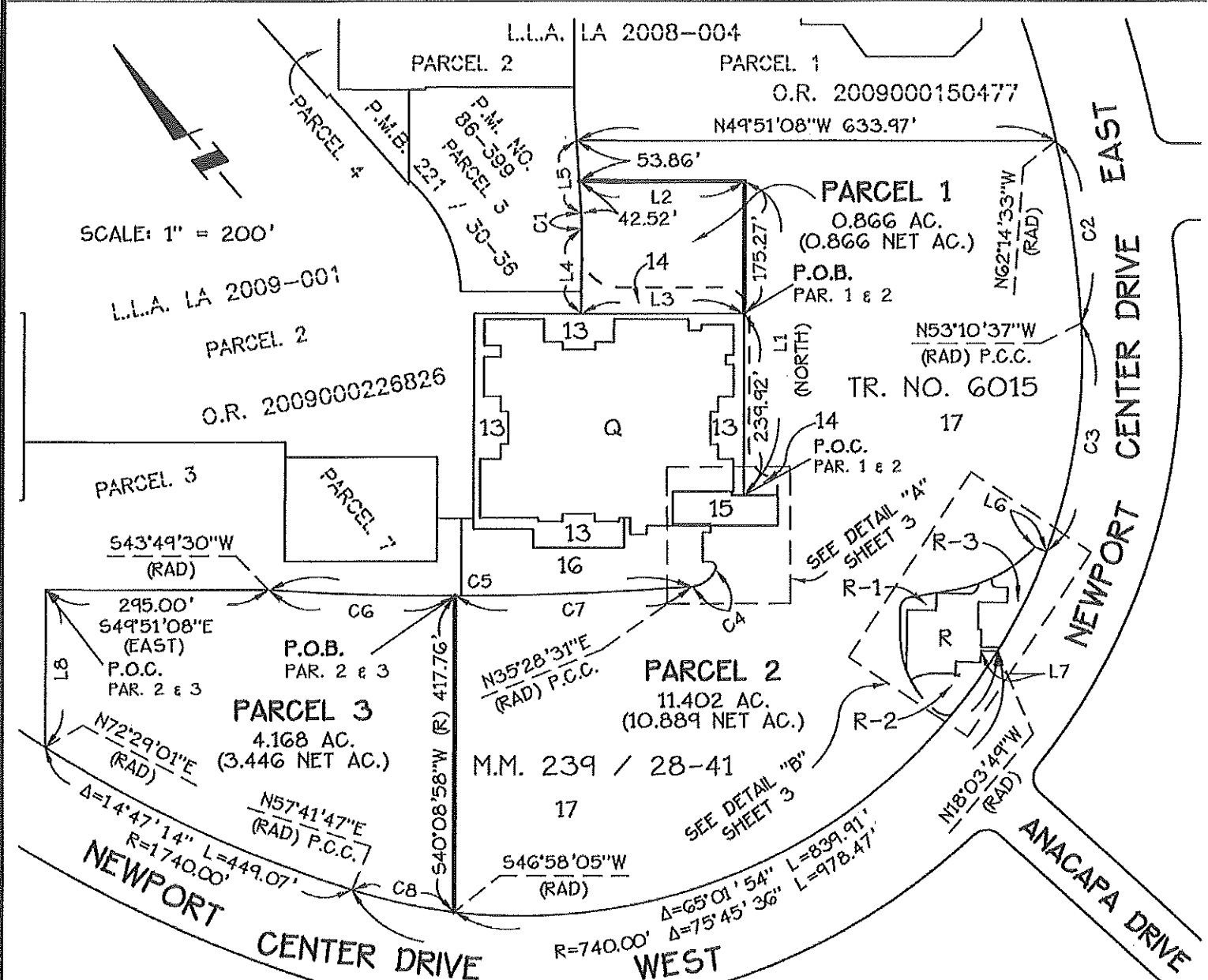
  
JAMES O. STEINES, P.L.S. 6086



**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**MAP**

SHEET 1 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3



**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE REMOVED

SEE SHEET 2 FOR BASIS OF BEARINGS.  
 SEE SHEET 2 FOR LINE & CURVE TABLES.  
 ( ) RECORD DATA PER TR. NO. 6015.

THIS EXHIBIT WAS PREPARED BY  
 ME OR UNDER MY DIRECTION.

*James O. Steines*  
 JAMES O. STEINES, P.L.S. 6086



**STANTEC CONSULTING INC.**  
 19 TECHNOLOGY DRIVE  
 IRVINE, CA 92618  
 949.923.6000  
 stantec.com

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**MAP**

SHEET 2 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

**LINE AND CURVE TABLES FOR SHEET 1**

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N40°08'52"E	415.19'
L2	N49°50'41"W	218.15'
L3	N49°51'08"W	214.59'
L4	N40°08'52"E	112.50'
L5	N36°16'44"E	96.38'
L6	N29°26'19"W	(R) 16.37'
L7	N48°38'11"W	22.11'
L8	N40°08'52"E	207.62'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	302.00'	03°52'08"	20.39'
C2	1540.00'	09°03'56"	243.67'
C3	740.00'	23°44'18"	306.59'
C4	37.00'	62°28'41"	40.35'
C5	3842.00'	08°20'59"	559.90'
C6	3842.00'	03°40'32"	246.47'
C7	3842.00'	04°40'27"	313.43'
C8	740.00'	10°43'42"	138.56'

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE NORTHWESTERLY LINE OF LOT 14 OF TR. NO. 6015, M.M. 239 / 28-41, BEING TRUE NORTH BASED ON THE NEWPORT CENTER GRID NORTH. SAID BEARING WAS ROTATED 40°08'52" CLOCKWISE TO A FINAL BEARING OF NORTH 40°08'52" EAST BASED ON THE GRID BEARING "N 31°32'29" W" BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS "GPS NO. 6268" AND "GPS NO. 6279" PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**MAP**

SHEET 3 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

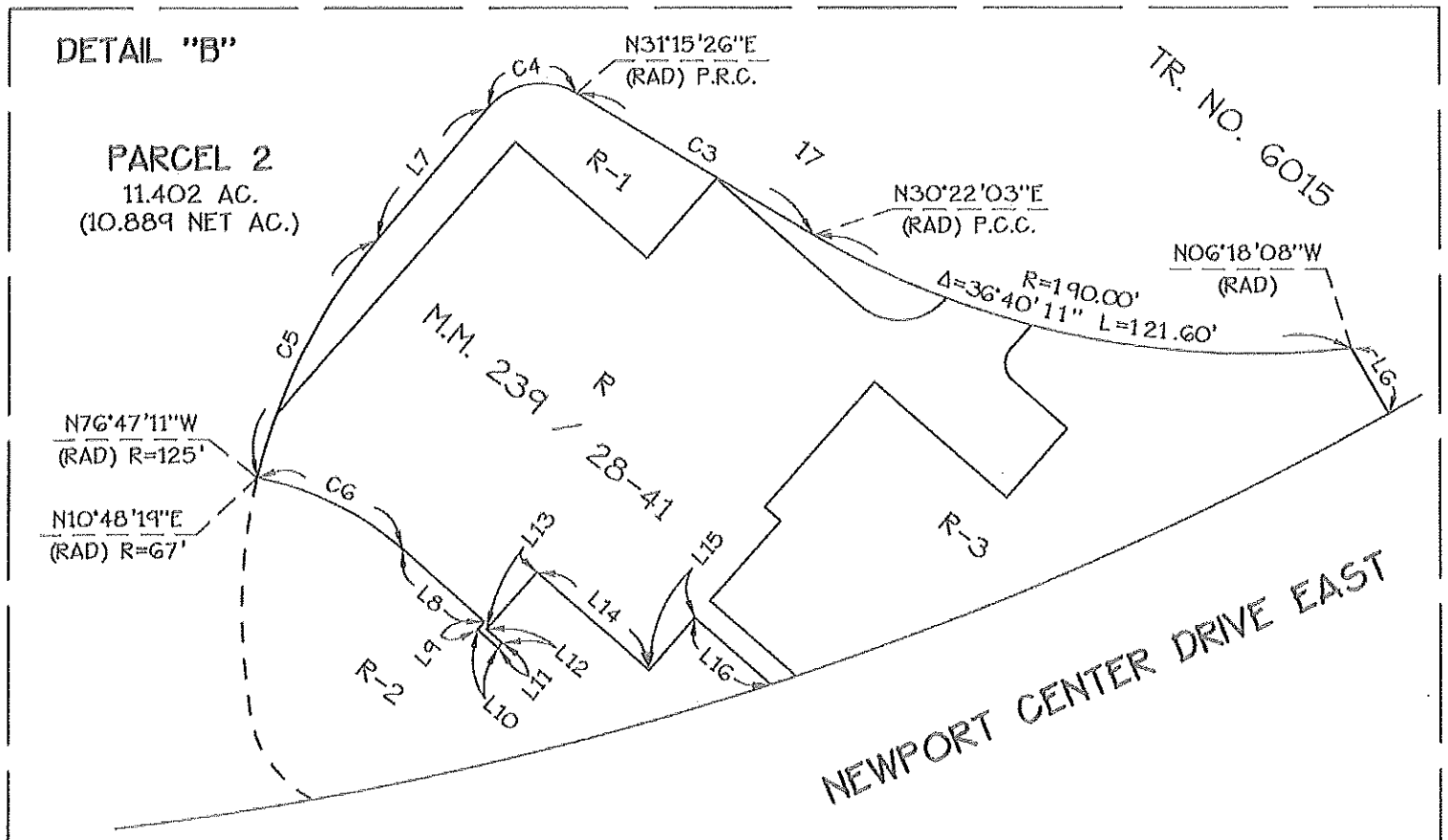
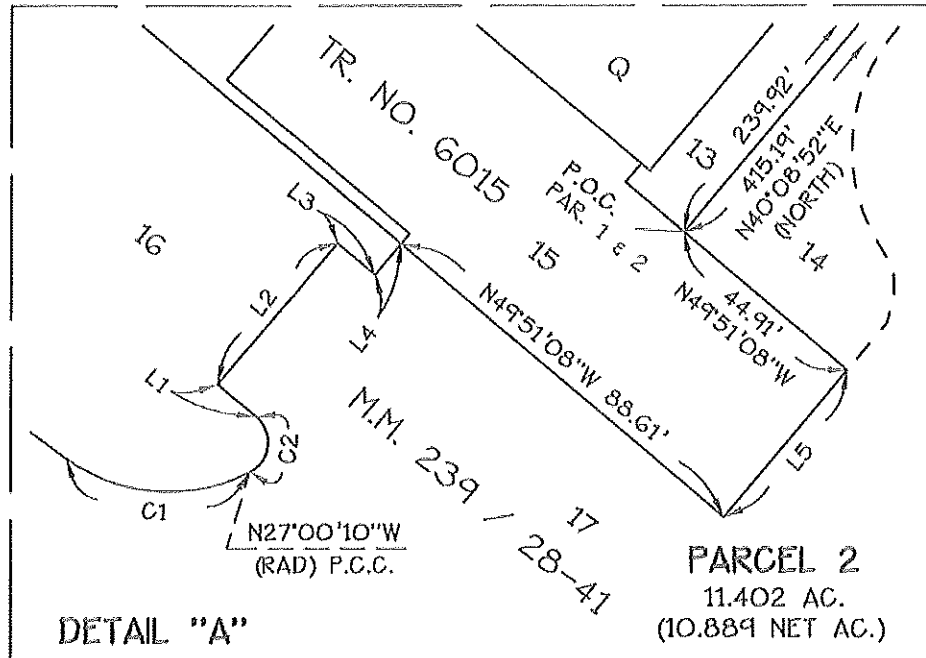


EXHIBIT "B"  
CITY OF NEWPORT BEACH  
LOT LINE ADJUSTMENT NO. LA 2012-004  
MAP

SHEET 4 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

LINE AND CURVE TABLES FOR SHEET 3

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	37.00'	62°28'41"	40.35'
C2	7.00'	112°50'58"	13.79'
C3	3890.00'	00°53'23"	60.41'
C4	15.00'	81°06'34"	21.23'
C5	125.00'	26°56'03"	58.76'
C6	67.00'	30°33'30"	35.73'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N49°51'08"W	10.51'
L2	N40°08'52"E	38.60'
L3	N49°51'08"W	10.26'
L4	N40°08'52"E	8.45'
L5	N40°08'52"E	40.03'
L6	N29°26'19"W	(R) 16.37'
L7	N40°08'52"E	37.60'
L8	N48°38'11"W	24.15'
L9	N41°21'49"E	2.34'
L10	N48°38'11"W	6.00'
L11	N41°21'49"E	1.40'
L12	N48°38'11"W	4.60'
L13	N41°21'49"E	16.60'
L14	N48°38'11"W	32.43'
L15	N41°21'49"E	15.21'
L16	N48°38'11"W	22.11'

**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**MAP**

SHEET 5 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

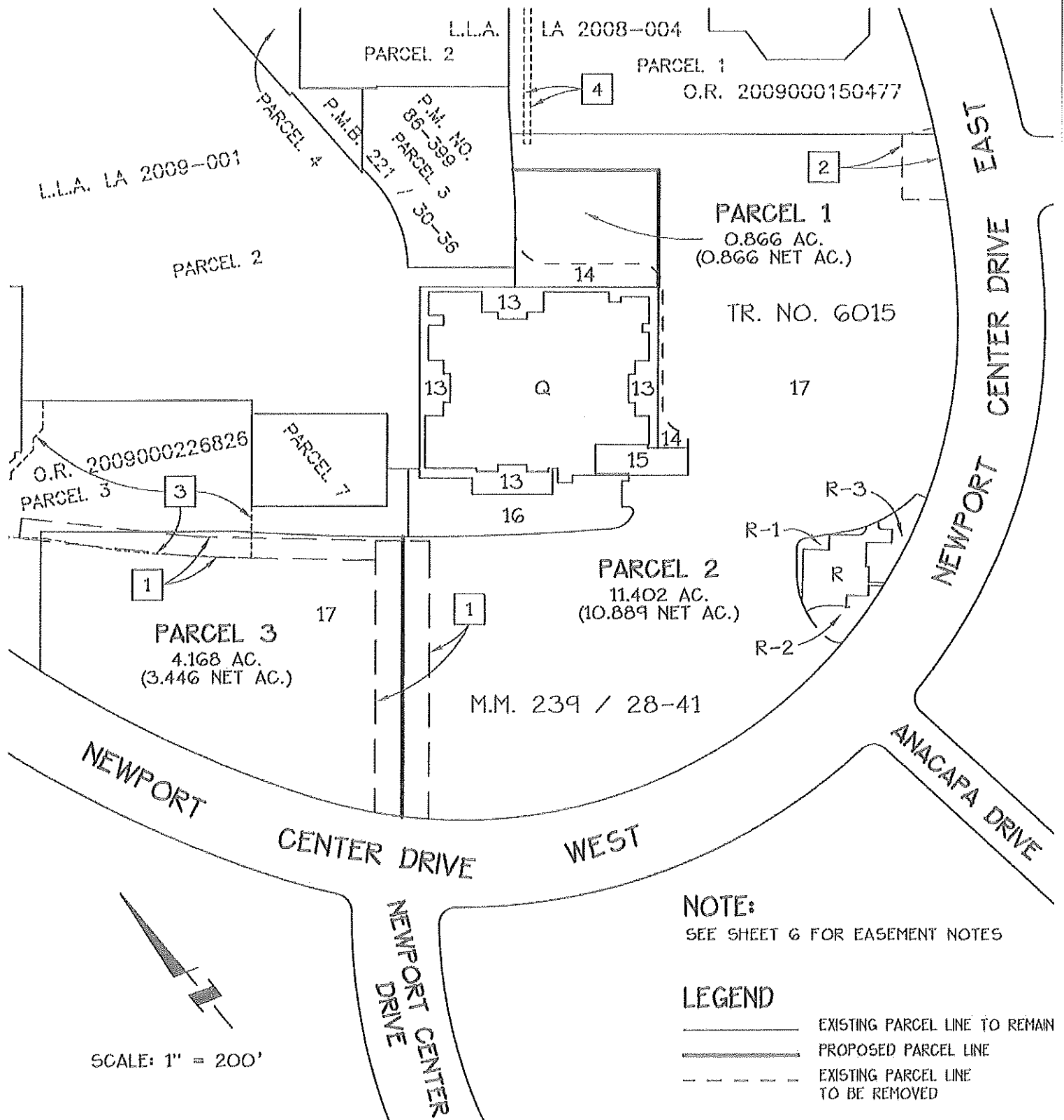




EXHIBIT "B"  
CITY OF NEWPORT BEACH  
LOT LINE ADJUSTMENT NO. LA 2012-004  
MAP

SHEET 6 OF 6 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

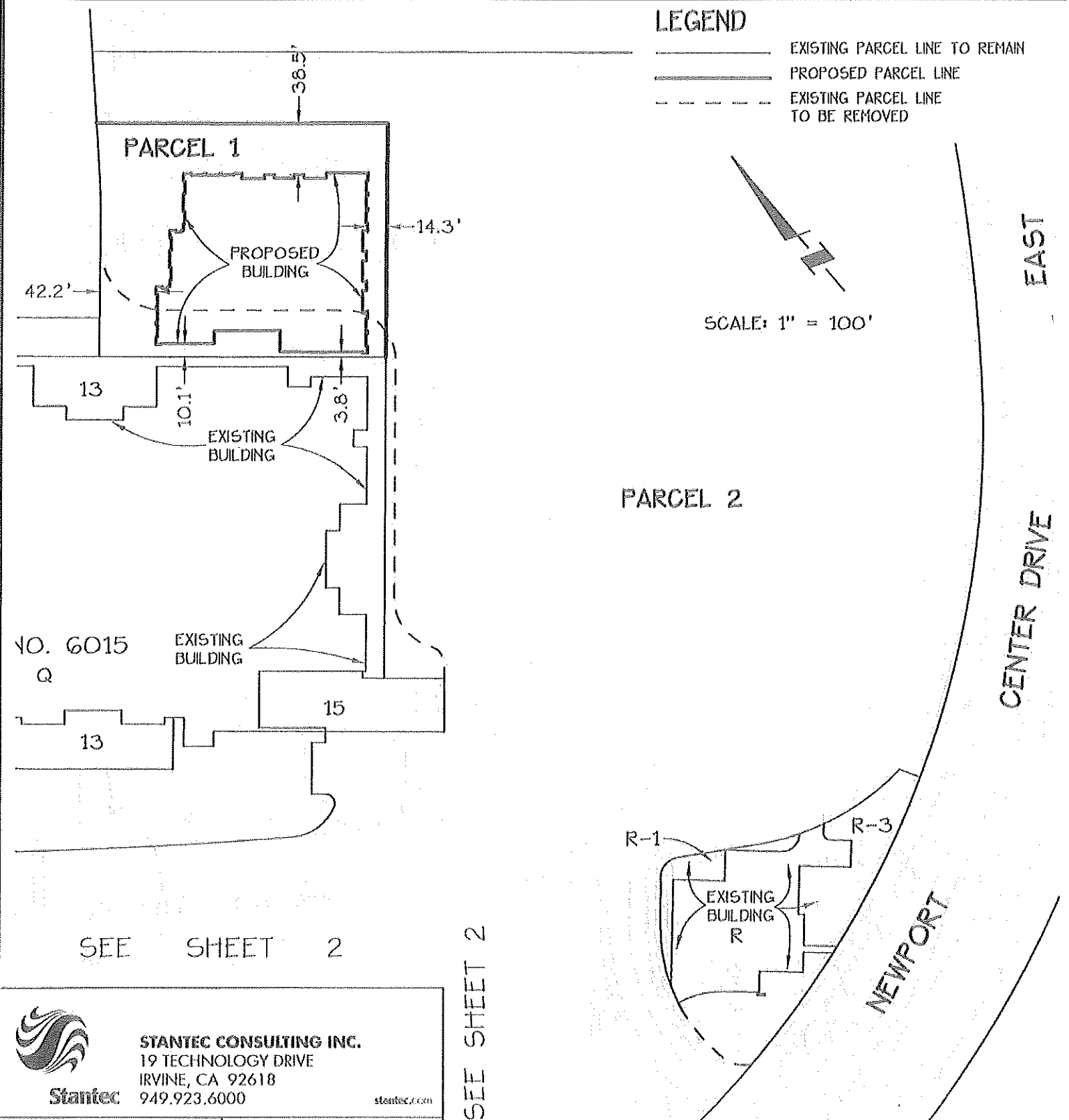
EASEMENT NOTES:

- 1 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR INGRESS AND EGRESS PURPOSES RECORDED JULY 7, 1977 IN BOOK 12280, PAGE 554, OFFICIAL RECORDS.
- 2 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR TRAFFIC SIGNAL MAINTENANCE RECORDED DECEMBER 7, 1987 AS INSTRUMENT NO. 87-675966, OFFICIAL RECORDS.
- 3 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED DECEMBER 10, 1987 AS INSTRUMENT NO. 87-683713, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 3, 1998 AS INSTRUMENT NO. 19980345449, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 18, 2009 AS INSTRUMENT NO. 2009000321472, OFFICIAL RECORDS.
- 4 AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR ONE OR MORE PIPELINES AND CONDUITS RECORDED APRIL 15, 2010 AS INSTRUMENT NO. 2010000177163, OFFICIAL RECORDS.
- 5 AN EASEMENT TO COUNTY OF ORANGE FOR AVIGATION PURPOSES RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)
- 6 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES RECORDED DECEMBER 24, 1968 IN BOOK 8826, PAGE 750, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 3, 1998 AS INSTRUMENT NO. 19980345448, OFFICIAL RECORDS. (EXACT LOCATION IS INDETERMINATE FROM RECORD DATA)
- 7 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR WATER SYSTEM AND SEWAGE SYSTEM AS DEDICATED ON TR. NO. 6015, M.M. 239 / 28-41. (EXACT LOCATION IS INDETERMINATE FROM RECORD DATA)

**EXHIBIT "C"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**SITE PLAN**

SHEET 1 OF 2 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3



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DATE: 8/7/12

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**EXHIBIT "C"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA 2012-004**  
**SITE PLAN**

SHEET 2 OF 2 SHEETS

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 1
THE IRVINE COMPANY LLC	442-021-36 AND PORTIONS OF 442-021-10 & 34	PARCEL 2
THE IRVINE COMPANY LLC	A PORTION OF 442-021-34	PARCEL 3

